WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council - FAO: Kate Turner
FROM:	WSCC – Highways Authority
DATE:	27 May 2025
LOCATION:	Nightingales Farm Sincox Lane Horsham RH13 8PT
SUBJECT:	DC/25/0736 Prior Notification for Change of Use of Agricultural Building to 8no. dwellinghouses.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on prior notification for change of use from agricultural to 8 x dwellings (5 x 2-bed and 3 x 3-bed).

Sincox Lane is 'C' class rural public highway subject to national speed limit. The rural context, road geometry and width mean that speeds below the posted limit are likely. LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury incidents at the access with Sincox Lane. There is no evidence to suggest that the access is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

No changes are proposed to the existing access with the public highway. Vehicle movements anticipated with 8 x dwellings is not anticipated to have 'severe' impact on operational capacity of nearby road network and it is likely larger agricultural vehicle movements will decrease.

2 x car parking spaces per dwelling are shown. Under WSCC Guidance 1.7 space per 2-bed and 2.1 space per 3-bed unit = total demand 14.8 spaces plus 1.6 visitor spaces (total 16.4 spaces). As 16 x spaces are proposed the LHA are satisfied that parking on site meets demands of development.

The site is rural with no amenities/public transport in vicinity. Nevertheless, in order to promote sustainable/active travel in line with National Planning Policy Framework, the LHA would require that suitable bicycle storage is provided, details can be secured by condition.

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction plant and materials
No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall included details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.
Reason: To avoid undue congestion of the site and consequent obstruction to access.

Katie Kurek
West Sussex County Council – Planning Services